

**SNAPSHOT of HOME Program Performance--As of 06/30/09
Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): Mansfield

State: OH

PJ's Total HOME Allocation Received: \$6,513,132

PJ's Size Grouping*: C

PJ Since (FY): 1994

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	C Overall
Program Progress:			PJs in State: <u>22</u>			
% of Funds Committed	<u>95.75</u> %	<u>94.09</u> %	<u>7</u>	<u>93.41</u> %	<u>68</u>	<u>72</u>
% of Funds Disbursed	<u>85.55</u> %	<u>88.53</u> %	<u>15</u>	<u>84.68</u> %	<u>44</u>	<u>45</u>
Leveraging Ratio for Rental Activities	<u>2.14</u>	<u>6.29</u>	<u>18</u>	<u>4.72</u>	<u>35</u>	<u>29</u>
% of Completed Rental Disbursements to All Rental Commitments***	<u>99.64</u> %	<u>84.78</u> %	<u>6</u>	<u>80.76</u> %	<u>48</u>	<u>59</u>
% of Completed CHDO Disbursements to All CHDO Reservations***	<u>92.00</u> %	<u>78.31</u> %	<u>3</u>	<u>68.18</u> %	<u>88</u>	<u>91</u>
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	<u>36.84</u> %	<u>81.89</u> %	<u>22</u>	<u>80.32</u> %	<u>3</u>	<u>2</u>
% of 0-30% AMI Renters to All Renters***	<u>13.16</u> %	<u>48.33</u> %	<u>22</u>	<u>45.16</u> %	<u>8</u>	<u>5</u>
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	<u>51.32</u> %	<u>94.04</u> %	<u>21</u>	<u>95.04</u> %	<u>3</u>	<u>2</u>
Overall Ranking:			In State: <u>21</u> / <u>22</u>		Nationally: <u>19</u> / <u>16</u>	
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	<u>\$33,015</u>	<u>\$14,323</u>		<u>\$26,037</u>	<u>76</u> Units	<u>38.80</u> %
Homebuyer Unit	<u>\$18,650</u>	<u>\$11,262</u>		<u>\$14,755</u>	<u>90</u> Units	<u>45.90</u> %
Homeowner-Rehab Unit	<u>\$14,564</u>	<u>\$18,857</u>		<u>\$20,487</u>	<u>30</u> Units	<u>15.30</u> %
TBRA Unit	<u>\$0</u>	<u>\$3,953</u>		<u>\$3,225</u>	<u>0</u> Units	<u>0.00</u> %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

*** - This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Mansfield OH

Total Development Costs:
(average reported cost per unit in HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$103,567	\$34,677	\$15,239
State:*	\$77,081	\$82,847	\$21,177
National:**	\$92,323	\$73,745	\$23,292

CHDO Operating Expenses:
(% of allocation)

PJ:	2.7	%
National Avg:	1.1	%

R.S. Means Cost Index: 0.95

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	30.8	61.8	40.0	0.0
Black/African American:	69.2	36.4	60.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	1.8	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:	Rental %	Homebuyer %	Homeowner %	TBRA %
Hispanic	0.0	0.0	0.0	0.0

HOUSEHOLD SIZE:	Rental %	Homebuyer %	Homeowner %	TBRA %
1 Person:	12.8	1.8	53.3	0.0
2 Persons:	28.2	36.4	26.7	0.0
3 Persons:	33.3	34.5	16.7	0.0
4 Persons:	20.5	20.0	3.3	0.0
5 Persons:	0.0	1.8	0.0	0.0
6 Persons:	5.1	3.6	0.0	0.0
7 Persons:	0.0	1.8	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

	Rental %	Homebuyer %	Homeowner %	TBRA %
Single/Non-Elderly:	17.9	7.3	10.0	0.0
Elderly:	7.7	1.8	63.3	0.0
Related/Single Parent:	66.7	52.7	3.3	0.0
Related/Two Parent:	5.1	30.9	16.7	0.0
Other:	2.6	7.3	6.7	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	5.5 [#]
HOME TBRA:	0.0	
Other:	51.3	
No Assistance:	48.7	

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

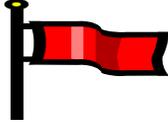
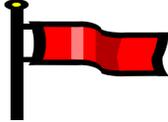
Participating Jurisdiction (PJ): Mansfield State: OH

Group Rank: 19
(Percentile)

State Rank: 21 / 22 PJs

Overall Rank: 16
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.37%	99.64	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 49.28%	92	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	36.84	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.81%	51.32	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.070	2.55	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

